

POLO & ASSOCIATES HOME INSPECTIONS, LLC

“THE PROFESSIONAL VALUE DIFFERENCE”

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“Home inspection” means a visual, functional, non-invasive inspection conducted for a fee or any other consideration and performed without causing likely injury or damage, moving personal property, furniture, plants, soil, snow, ice or debris using the mandatory equipment and including the preparation of a home inspection report of the readily-accessible elements of the following major components of a residential building: structural components, exterior components, roofing system, plumbing system, electrical system, heating system, cooling system, interior components, insulation and ventilation system, fireplaces and solid fuel burning appliances, or any other related residential housing component as determined by the Board, in consultation with the Committee, by rule, but excluding recreational facilities and outbuildings other than garages and carports.

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*Survey Abstract (*Summary of Concerns*)

Concerns: Structure

[1C.50](#) Instability/settling indicators & phenomena: common floors uneven/not level; insect damage, rot, light/inappropriate framing, etc. possible; sag/settling/shrinkage/partitions offset from structure below possible

[1C.18](#) Structure/foundation moisture indicators and phenomena: Painted walls/floors may be concealing possible deterioration or chronic water intrusion conditions, termite mud tunnels, etc. Consult sellers as to any moisture/insect issues; moisture in finished basement walls (moisture metered); water damage found from flooding according to seller; efflorescence; moisture penetration from outside through foundation wall; mold like substance; stains visible in basement



[1A.20](#) Structure comparative rating: apparently fairly good as seen

Concerns: Exterior

Garage door should have safety sensors for safety

[7C.08](#) Garage doors are damaged. Recommendation: Repair or replace and Assess safeties prior to further use. This is a safety concern. This is an expense concern



Balusters should be doubled screwed both top and bottom on railings for safety at the rear

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- [2C.03](#) Guardrails are loose (unsteady support). Bolt posts properly/replace as needed for the deck. This is a safety concern. This is an expense concern
- [2C.03](#) Guardrail: Sphere of 4" diameter could pass through balusters. Repair is recommended with smaller openings for safety
- [2C.04](#) Handrails rotten/missing and needed where steps have 3 or more risers. This is a safety concern for the deck. Recommendation: Replace



- [2C.02](#) Aluminum wrapping is loose/damaged/improperly installed in areas and recommended for all exterior wood trim for protection from the elements and to prevent damage and intrusion



Sealer on chimney/masonry is recommended to repel moisture. Sealer must be “vapor permeable” ONLY so as not to trap moisture and deteriorate structure. This is a safety concern

[1B.04](#) Chimney crown/top area should extend at least 1 1/2” beyond chimney to properly shed water and prevent chimney damage. Repair/replace is recommended to stop/prevent water intrusion. This is a safety concern

[2C.18](#) Counter flashing on chimney is loose. Repair is recommended to prevent leaking



Decking is loose, not properly fastened, weathered, etc. and must be secured to structure for safety. Repair is recommended

Kick out flashing is needed at all wall and roof intersection and a water-proofing membrane beneath the shingles where addition joins dwelling to stop water damage and leaking. This is a safety concern. This is an expense concern

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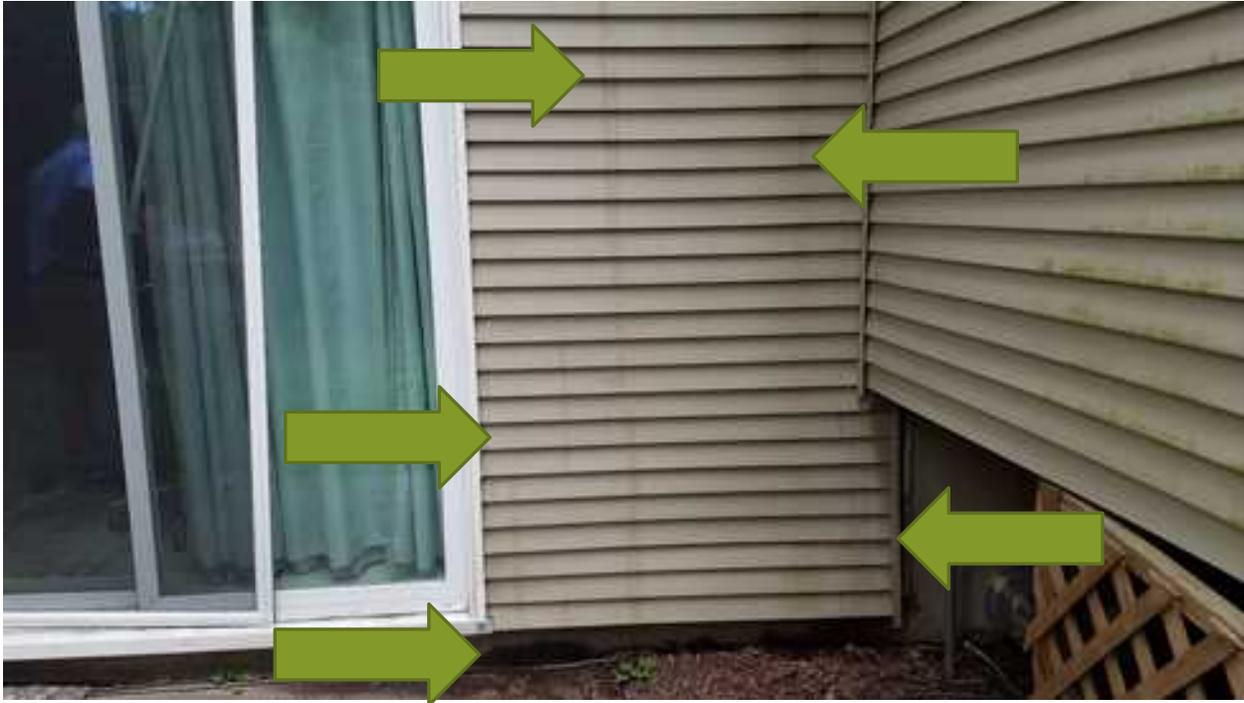
[2C.19](#) Vinyl/aluminum wrapping, soffit and or siding loose/missing/damaged/bulging in many areas.

Recommendation: Repair or replace as needed and remove siding, gutter and roofing as needed to determine extent of water and condensate damage behind gutter, roofing and siding at the rear where addition joins dwelling. This is a safety concern. This is an expense concern



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Vinyl siding deforming/melting (exceeded 160 degrees?) on the left side perhaps from outdoor grill, electrical malfunction (excessive heat) or other heat source that was too close or defective. Recommendation: Remove siding and assess. This is a safety concern



[2C.08](#) Dense vegetation on/too close to structure should be maintained/removed to deter termites, fungi, rot, etc. Assess when accessible

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All "vegetation" with immediate detrimental effect on dwelling/garage should be fully assessed, managed and maintained for safety and proper function

- [1D](#) Grading/drainage: Improve then maintain (remove mulch) to minimize water intrusion, settling, hydrostatic pressure, termite/ant infestations, mold, rot, etc. all around dwelling; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc French/perimeter drain may be needed in the basement if recommended exterior repairs do not solve water intrusion. This is an expense concern
- [9B](#) Caulk, exterior now and periodically to seal out elements especially at dissimilar materials and junctions to minimize water intrusion, rot and air exfiltration
- [1C.57](#) Moisture isolation improvement recommended: install area wells and window covers for basement windows (where needed) to minimize moisture intrusion, termite damage, mold, rot, etc
- [2C.23](#) **Water penetration possible from exterior. Perform all recommended corrections to reduce water intrusion/damage and monitor if further repairs are needed**
- [1C.07](#) Wood deteriorating/deforming/moisture damaged beneath addition (soffit). Recommendation: Remove damaged panels, assess extent and cause of damage (animals, etc?) and replace. This is a safety concern

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[2C.10](#) Wood: "First" wood untreated, too close to earth (8" or less) is prone to rot carpenter ant and especially termite damage as discussed. Repair/treatment is recommended to deter/stop termite activity



[2A.20](#) Exterior comparative rating: apparently fair/poor

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Check with town (request and obtain OPRA report) confirming that ALL permits were opened AND closed that were needed of work performed for your safety, expense (you could owe back taxes, fees, etc.) and liability

Deferred maintenance may decrease functionality, longevity and result in increased repairs in the near future

Consult with sellers as to repairs that were performed (obtain all contractors' receipts, contact repair contractors, etc.), any applicable warranties/guarantees, etc

Concerns: Roof and Related

- [3C.06](#) Downspouts should extend further from house and terminate in open air to minimize water intrusion, settling, termite/pest infestation, etc
Commercial size gutters & downspouts are recommended (especially with steep pitches, valleys, etc.) to prevent heavy rains from caroming over gutters
Leaves, seeds/water in gutters; service now and periodically to prevent water intrusion, ice dams, mold, rot, insect damage, etc. The addition of a permanent, professional gutter guard system is recommended to control excessive gutter debris and minimize maintenance (but only if soffits are properly ventilated in order to prevent ice damming)
- [3C.25](#) Moss deteriorating roof: Professionally clean moss from roofs now to prevent further premature deterioration. Assess roofs when clean. This is an expensive concern



- [3C.12](#) Repairs with tar (temporary) on roof may indicate past or present leak: Consult with sellers as to why this is needed and service now & annually



[3C.03](#) Shingles, asphalt: eroded/pitted/granules missing is consistent with the aging process of an older roof. Recommendation: Monitor, repair and budget for future functionality
Multiple layers and darker colors of roofing will adversely affect roofs longevity of require additional ventilation, etc
Dimensional shingles not “stepped up” according to manufacturer’s specifications (should have at least a 6” offset lap) may leak. Evaluation by a roofing specialist/shingle manufacturer is recommended

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[3A.20](#) Roof (not roof structure) comparative rating: apparently older
A professional roofer should fully inspect roof and assess all deficiencies prior to contractual obligation

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Concerns: Plumbing

Silicone (mold proof) grouting recommended around junctions of tiled areas to prevent water from leaking behind tiles and causing damage

4C.22 Backflow prevention/check valve is always recommended on waste/sewer line to prevent sewage back-ups from outside. Camera scoping/assessment of sewer/waste line is also always recommended prior to your contractual contingency (not assessed as per the Standards of Practice)

Shut off valve in laundry room (for hose?) is inaccessible. This is a safety concern. Repair is recommended



Sink stoppers not working/missing/may not be properly adjusted for proper drainage.

Recommendation: Repair or replace for bathroom sinks (slow drains) then assess drainage function

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Gas shut off MAIN is missing/buried outside at the rear. Dig up and provide immediate access to shut off. This is a safety concern



[4C.21](#) Copper piping/old shut offs seen in the basement with green/white staining may: have pin holes present/be leaking; have low corrosive PH in water; elevated lead level, etc.
Recommendation: Test PH level and lead in water for health and replace where leaking for proper function

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[4C.21](#) Deterioration can occur in copper piping that is in direct contact with concrete behind boiler. This is a potential expense concern. Recommendation: Monitor and budget for future functionality or repair



[8C.18](#) Shower door must swing outward to prevent entrapment and at least 90 degrees. Repair/replacement is recommended. This is a safety concern in the master bathroom



Sump pump: Working

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Air tight, structural cover is recommended for sump for health and safety

Sump pump discharge too near house. Discharge at least 15' away from dwelling to minimize water intrusion, etc

Sump Jet/back-up generator is needed for sump pump to work during power outages. This is a safety concern. This is an expense concern

Septic system may be present. Prior to contractual contingency, contact sellers, neighbors and the town to confirm that property never had a septic system or it has been properly removed for safety and liability. This is an expense concern

Water heater temperature should deliver around 120 degrees for safety, longevity and efficiency (scalding can occur from 122 degrees and up). Anti-scald valves are also recommended for all showers and tubs for safety

[4A.20](#) Plumbing comparative rating: apparently fair

Concerns: Electrical

[5C.67](#) Labels and an accurate is legend recommended for ALL panel/sub-panel box circuits. This is a safety concern

[5C.19](#) Dedicated circuits are always recommended (and cannot be confirmed) for major appliances such as refrigerator, dishwasher, or anything that produces heat. Repair as needed for safety and proper function

[5C.40](#) **GFI did not respond to test button and cover is broken off on the deck. Recommendation: Replace. This is a safety concern**



Recessed lighting does not appear to be IC rated (chrome finish not present) for material contact in the attic. Repair/replacement is recommended. This is a safety concern

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- [5C.77](#) Light fixture loose (hanging from wires)/broken outside at the rear. Recommendation: Replace
- [5C.07](#) Receptacles loose/not secured here and there. Repair is recommended. This is a safety concern
- [5C.60](#) Receptacle (gfcı protection) missing and recommend at kitchen island. Repair is recommended. This is a safety concern



- [5C.30](#) Dimmer function is not working various areas: Switches likely incompatible with bulbs/bad switch/loose wire? Recommendation: Repair or replace as needed

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[5A.40](#) Electrical comparative rating: apparently fair

Professional work? Electrician should re-inspect and correct at a minimum all above defects and concerns and use professional judgement on full assessment of system

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Concerns: Heating and Air Conditioning

Possible asbestos in textured paint in the dining room ceiling. Sampling by an asbestos inspector was recommended and declined. This is a health concern

Pressure relief valve is discharging on boiler. Immediate evaluation by a heating contractor is needed ASAP. This is a safety concern



Make-up/combustion air source (12"x12" unobstructed oxygen source installed high and low at a minimum of unobstructed passage) is needed for boiler room for proper function and C/O safety

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[6C.10](#) Flue/vent concerns: Stainless steel flue caps are needed for all flues/chimneys for safety and proper function

The internal elements of chimneys fall outside the scope of a visual, non-technically exhaustive home inspection. Since hidden defects may be present, a Level 2 Internal Camera Evaluation (including photos) is advised now and annually. Contact 973-539-0715 to schedule prior to contractual obligation. This is a health, safety & expense concern

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- [6C.06](#) A.C. condensate piping in the attic should be insulated to prevent sweating/freezing/water damage
Ample return ducts are needed on ALL levels that are conditioned by heat/A.C. for ample supply and function. Repair is recommended in the basement
Ducts (especially returns) and blower compartment may be in need of a PROFESSIONAL cleaning to remove dust, dirt, construction debris, dust mites, etc. This is a health and efficiency concern
- [6C.05](#) Air leaks from ductwork can lose up to 30% of heating and cooling efficiency so duct mastic is recommended to seal all connections for comfort and efficiency
- [6C.01](#) Filter dirty. Recommendation: Replace now and according to filters specifications

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[6C.52](#) **Oil tank buried (if so may be leaking)? Call 973-539-0715 for tank search prior to contractual obligation to eliminate your liability (declined)**

[6A.40](#) Central A.C., comparative rating: fairly good as seen

[6A.40](#) Heat, comparative rating: apparently fair

Mechanical licensee should re-inspect and correct at a minimum the above defects and concerns for safety, efficiency, and longevity and use professional judgement to assess entire system as needed. Strongly consider an annual contract with a utility or heating company as well

[6E](#) Carbon monoxide detectors are recommended on each floor level and in the immediate vicinity of all bedrooms

Concerns: Interior

Typical door/window/cabinet adjustments/repairs are recommended (possibly seasonally) here and there for proper/improved function and safety

Insulate attic accesses to increase efficiency and comfort while potentially decreasing mold, fire, ice damming, elevated radon levels, etc

3C.34 Fire resistant ceiling & walls with no openings are recommended in the garage for fire and C/O safety

7P Paint on many surfaces appear to be newer and may be concealing recent repairs, structural cracking, mold, insect damage, rot, moisture damage, etc. Recommendation: Consult sellers regarding newer paint and monitor for functionality

7P Paint peeling/older: Contact 973-539-0715 for lead testing and safety prior to contractual obligation. This affects habitability

9I Mice, bees and other pest evidence is present in virtually every home. We do not perform pest inspections as per the Standards of Practice or WDI report (except carpenter bees). Contact a Pest Control Operator for a pest assessment prior to your contractual obligation for your safety and habitability

2C.01 Glazing compound (window "putty") deteriorating. Recommendation: Repair or replace



Stuck, binding, missing cranks, etc. wooden casement windows. Recommendation: Repair or replace as needed

7C.17 Stuck/binding windows. Repair is recommended

7A.20 Interior comparative rating: apparently fairly good

Check with town (request & obtain OPRA report) to confirm that ALL opened AND closed permits exist that were needed for your safety and liability (back taxes, fees, etc.) prior to your contractual obligation

Consult with sellers as to repairs that were performed (obtain ALL contractors' receipts, contact repair contractors, etc.), applicable warranties/guarantees, etc

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Obtain C.L.U.E. Report online (home insurance LOSS history for dwelling) for ANY loss claims in the homes' history prior to contractual obligation

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Concerns: Kitchen, Bath, Utility, Insulation, Ventilation, etc.

[4C.36](#) Dishwasher air gap device not seen (no longer required in most communities if the drain hose rises high under the counter). Repair is recommended to prevent water drain from backing up into clean dishes

Disposal should be installed above bottom of trap for proper discharge. Repair is recommended



[8C.09](#) Dryer exhaust piping should be metal, smooth walled, as straight and as short as possible for safety (add 5' per 90 degree elbow and no longer than 25' total) vent to the exterior and not have duct tape on it. Repair is recommended

Excessive lint very possible in dryer discharge piping. Repair is recommended now and periodically to prevent a possible fire

[8C.13](#) Oven/range anti tip device not able to be seen (potential scald, burn, crush hazard). Repair is recommended

[4C.42](#) Washing machine drip tray/plumbed drain recommended underneath unit to prevent water damage (drain presence not able to be fully assessed)

[8C.04](#) **Ceramic shower tiles not firmly attached in the master bathroom. Recommendation: Repair or replace. This is an expense concern**



[9E.20](#) Insulation comparative rating: fair-r-19

[8C.16](#) Dryer vent: Flap missing/damaged on exterior opening. Recommendation: Replace
Kitchen exhaust fan must have metal piping and discharge outside for safety. Unable to determine.
Evaluation by a specialist is recommended

[1C.03](#) Condensation/excess humidity/indoor air quality concerns: Typical dehumidifier; mold-like
substance seen/suspected; stains visible in basement

Radon testing is recommended annually (every structure has radon and radon levels will vary hour to hour
and season to season). Annual testing is recommended with proper testing protocol.
This is a health concern

Mold/air: Mold is ubiquitous/everywhere and may or may not be seen, smelled or accessible therefore mold
testing is recommended. Call 973-539-0715 for testing prior to sale. This is a health
concern



[9D.20](#) Ventilation comparative rating: apparently fair

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*Survey Report, **PART 1: *Significant Observations***

This report was produced for the property at [REDACTED] Parsippany, to comply with the terms of a signed contract and is for the sole use of [REDACTED], whose signature(s) appear on the contract, hereafter referred to as "Client(s). Client(s) were requested to provide the Sellers' Disclosure and participate with note taking/undivided attention during the home inspection. Was this complied with? Yes.

The inspector's obligations extend exclusively to the Clients whose names appear on the Inspection Agreement. **NO** obligations can transfer or extend to persons or entities. This report represents a cursory (not a technically exhaustive) home inspection report that was produced in accordance with the NJ Standards of Practice, NJ Code of Ethics and the signed Inspection Agreement. Since conditions do change, report contents are relevant during the time of inspection only. If needed, review your inspection agreement and the NJ Standards of Practice for full details.

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Items listed in the “Concerns” sections and/or areas that have limited access or cluttered conditions are deficient (in need of repair/replacement etc.) or in need of a full assessment Prior Contractual Obligation! Estimates for repairs can be obtained by local contractors and are not provided by home inspectors. The specialist should consider the listed deficiencies as possible signs of greater problems not able to be seen or fully assessed during the inspection. **ALL CONCERNS SHOULD BE VIEWED AS MATERIAL DEFECTS (defects that can significantly affect value, desirability, habitability, functionality or safety)! Should any question or need for any additional information arise, please contact us ASAP! All Concerns Should Be Solved Prior To Contractual Obligation!**

Where “concerns” or “defects” are noted, hidden damage that is not readily visible is likely! However, the author of this report was not retained to do so and issues no representation on ANY hidden defects.

Factors that limited the thoroughness of this cursory examination of the structure: typical (areas behind coverings such as siding, dense vegetation, finished walls, drop ceilings, beneath carpets/flooring, etc. are mostly hidden and are often NOT accessible or assessed). “Accessible” means, available for visual inspection without requiring the moving of personal property, dismantling, destructive measures, or any action that will likely involve risks to persons or property; attic accessed from scuttle holes; no access to crawl space was found right 1\2 of dwelling (assess prior to contractual obligation for safety, budget and habitability); attic (lower)not able to be accessed due to excessive clutter (assess prior to contractual obligation to assess condition of what is and isn’t present); belongings, storage items; cluttered in the attic; in the basement and in the garage especially (fully assess when uncluttered for safety, budget and habitability prior to contractual obligation)

Concerns: Structure

- [1C.50](#) Instability/settling indicators & phenomena: common floors uneven/not level; insect damage, rot, light/inappropriate framing, etc. possible; sag/settling/shrinkage/partitions offset from structure below possible
- [1C.18](#) Structure/foundation moisture indicators and phenomena: Painted walls/floors may be concealing possible deterioration or chronic water intrusion conditions, termite mud tunnels, etc. Consult sellers as to any moisture/insect issues; moisture in finished basement walls (moisture metered); water damage found from flooding according to seller; efflorescence; moisture penetration from outside through foundation wall; mold like substance; stains visible in basement
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***Part 1 (B): EXTERIOR, INCLUDING DOORS & WINDOWS**

Factors that limited the thoroughness of this cursory examination of the exterior: typical; retaining walls, fencing, fire escape plan/structures, etc. are not part of the Standards of Practice therefore are not assessed or inspected (have assessed prior to your contractual obligation); deck—access to underside is limited/restricted (improved access recommended prior to contractual obligation for full assessment); trees and accessories such as awnings storm windows/doors, screens, etc. are not part of the SOP or are assessed at cursory inspections

Good Features of the Exterior

Concerns: Exterior

- Garage door should have safety sensors for safety**
- [7C.08](#) Garage doors are damaged. Recommendation: Repair or replace and Assess safeties prior to further use. This is a safety concern. This is an expense concern
- Balusters should be doubled screwed both top and bottom on railings for safety at the rear
- [2C.03](#) **Guardrails are loose (unsteady support). Bolt posts properly/replace as needed for the deck. This is a safety concern. This is an expense concern**
- [2C.03](#) **Guardrail: Sphere of 4" diameter could pass through balusters. Repair is recommended with smaller openings for safety**
- [2C.04](#) **Handrails rotten/missing and needed where steps have 3 or more risers. This is a safety concern for the deck. Recommendation: Replace**
- [2C.02](#) Aluminum wrapping is loose/damaged/improperly installed in areas and recommended for all exterior wood trim for protection from the elements and to prevent damage and intrusion
- Sealer on chimney/masonry is recommended to repel moisture. Sealer must be “vapor permeable” ONLY so as not to trap moisture and deteriorate structure. This is a safety concern
- [1B.04](#) Chimney crown/top area should extend at least 1 1/2” beyond chimney to properly shed water and prevent chimney damage. Repair/replace is recommended to stop/prevent water intrusion. This is a safety concern
- [2C.18](#) Counter flashing on chimney is loose. Repair is recommended to prevent leaking
- Decking is loose, not properly fastened, weathered, etc. and must be secured to structure for safety. Repair is recommended
- Kick out flashing is needed at all wall and roof intersection and a water-proofing membrane beneath the shingles where addition joins dwelling to stop water damage and leaking. This is a safety concern. This is an expense concern
- [2C.19](#) Vinyl/aluminum wrapping, soffit and or siding loose/missing/damaged/bulging in many areas. Recommendation: Repair or replace as needed and remove siding, gutter and roofing as needed to determine extent of water and condensate damage behind gutter, roofing and siding at the rear where addition joins dwelling. This is a safety concern. This is an expense concern
- Vinyl siding deforming/melting (exceeded 160 degrees?) on the left side perhaps from outdoor grill, electrical malfunction (excessive heat) or other heat source that was too close or defective. Recommendation: Remove siding and assess. This is a safety concern
- [2C.08](#) Dense vegetation on/too close to structure should be maintained/removed to deter termites, fungi, rot, etc. Assess when accessible
- All ”vegetation” with immediate detrimental effect on dwelling/garage should be fully assessed, managed and maintained for safety and proper function

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- [1D](#) Grading/drainage: Improve then maintain (remove mulch) to minimize water intrusion, settling, hydrostatic pressure, termite/ant infestations, mold, rot, etc. all around dwelling; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc French/perimeter drain may be needed in the basement if recommended exterior repairs do not solve water intrusion. This is an expense concern
- [9B](#) Caulk, exterior now and periodically to seal out elements especially at dissimilar materials and junctions to minimize water intrusion, rot and air exfiltration
- [1C.57](#) Moisture isolation improvement recommended: install area wells and window covers for basement windows (where needed) to minimize moisture intrusion, termite damage, mold, rot, etc
- [2C.23](#) **Water penetration possible from exterior. Perform all recommended corrections to reduce water intrusion/damage and monitor if further repairs are needed**
- [1C.07](#) Wood deteriorating/deforming/moisture damaged beneath addition (soffit). Recommendation: Remove damaged panels, assess extent and cause of damage (animals, etc?) and replace. This is a safety concern
- [2C.10](#) Wood: "First" wood untreated, too close to earth (8" or less) is prone to rot carpenter ant and especially termite damage as discussed. Repair/treatment is recommended to deter/stop termite activity
- [2A.20](#) Exterior comparative rating: apparently fair/poor
Check with town (request and obtain OPRA report) confirming that ALL permits were opened AND closed that were needed of work performed for your safety, expense (you could owe back taxes, fees, etc.) and liability
Deferred maintenance may decrease functionality, longevity and result in increased repairs in the near future
Consult with sellers as to repairs that were performed (obtain all contractors' receipts, contact repair contractors, etc.), any applicable warranties/guarantees, etc

***Part 1 (C): ROOF AND RELATED ITEMS**

Factors that limited the thoroughness of this cursory examination of the roof: typical; solar/geothermal equipment, satellites, antennas, etc. are not inspected or assessed as per the S.O.P. (have assessed prior to your contractual obligation)

Good Features of Roof

Concerns: Roof and Related

- [3C.06](#) Downspouts should extend further from house and terminate in open air to minimize water intrusion, settling, termite/pest infestation, etc
Commercial size gutters & downspouts are recommended (especially with steep pitches, valleys, etc.) to prevent heavy rains from caroming over gutters
Leaves, seeds/water in gutters; service now and periodically to prevent water intrusion, ice dams, mold, rot, insect damage, etc. The addition of a permanent, professional gutter guard system is recommended to control excessive gutter debris and minimize maintenance (but only if soffits are properly ventilated in order to prevent ice damming)
- [3C.25](#) Moss deteriorating roof: Professionally clean moss from roofs now to prevent further premature deterioration. Assess roofs when clean. This is an expense concern
- [3C.12](#) Repairs with tar (temporary) on roof may indicate past or present leak: Consult with sellers as to why this is needed and service now & annually
- [3C.03](#) Shingles, asphalt: eroded/pitted/granules missing is consistent with the aging process of an older roof. Recommendation: Monitor, repair and budget for future functionality
Multiple layers and darker colors of roofing will adversely affect roofs longevity of require additional ventilation, etc
Dimensional shingles not “stepped up” according to manufacturer’s specifications (should have at least a 6” offset lap) may leak. Evaluation by a roofing specialist/shingle manufacturer is recommended
- [3A.20](#) Roof (not roof structure) comparative rating: apparently older
A professional roofer should fully inspect roof and assess all deficiencies prior to contractual obligation

***Part 1 (D): PLUMBING**

Factors that limited the thoroughness of this cursory plumbing examination: typical; filters, shut offs, concealed or underground piping/drainage, mold, sprinkler system shut off and broken, water treatment/filtration equipment, septic/grey water/grinder systems (unless otherwise stated) etc. is not assessed or inspected at these cursory inspections as per the S.O.P (have assessed prior to your contractual obligation)

Good Features of the Plumbing System

Mostly copper supply lines seen

- [4A.10](#) Functional drainage: fair
[4A.09](#) Functional flow: fairly good

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Concerns: Plumbing

Silicone (mold proof) grouting recommended around junctions of tiled areas to prevent water from leaking behind tiles and causing damage

4C.22 Backflow prevention/check valve is always recommended on waste/sewer line to prevent sewage back-ups from outside. Camera scoping/assessment of sewer/waste line is also always recommended prior to your contractual contingency (not assessed as per the Standards of Practice)

Shut off valve in laundry room (for hose?) is inaccessible. This is a safety concern. Repair is recommended

Sink stoppers not working/missing/may not be properly adjusted for proper drainage.

Recommendation: Repair or replace for bathroom sinks (slow drains) then assess drainage function

Gas shut off MAIN is missing/buried outside at the rear. Dig up and provide immediate access to shut off. This is a safety concern

4C.21 Copper piping/old shut offs seen in the basement with green/white staining may: have pin holes present/be leaking; have low corrosive PH in water; elevated lead level, etc.

Recommendation: Test PH level and lead in water for health and replace where leaking for proper function

4C.21 Deterioration can occur in copper piping that is in direct contact with concrete behind boiler. This is a potential expense concern. Recommendation: Monitor and budget for future functionality or repair

8C.18 Shower door must swing outward to prevent entrapment and at least 90 degrees. Repair/replacement is recommended. This is a safety concern in the master bathroom

Sump pump: Working

Air tight, structural cover is recommended for sump for health and safety

Sump pump discharge too near house. Discharge at least 15' away from dwelling to minimize water intrusion, etc

Sump Jet/back-up generator is needed for sump pump to work during power outages. This is a safety concern. This is an expense concern

Septic system may be present. Prior to contractual contingency, contact sellers, neighbors and the town to confirm that property never had a septic system or it has been properly removed for safety and liability. This is an expense concern

Water heater temperature should deliver around 120 degrees for safety, longevity and efficiency (scalding can occur from 122 degrees and up). Anti-scald valves are also recommended for all showers and tubs for safety

4A.20 Plumbing comparative rating: apparently fair

***Part 1 (E) ELECTRICAL**

Factors that limited the thoroughness of this cursory electrical examination: typical; doorbells, alarms, low voltage lighting/wiring, cable, antennas, satellites, phone, intercoms, solar equipment, generators (test monthly and service annually) and equipment, transfer switches/panels, timers etc. are not assessed as per the Standards of Practice nor are concealed features assessed. A representative # of receptacles (at least 1 per room) are assessed according to the S.O.P. Backup generators or similar is recommended for all properties

Good Features of the Electrical System

[5W](#) 120-volt branch circuits: copper seen

[5A.12](#) GFI protection found for 120-volt receptacles (recommendation: Repair to current standards and test ALL gfci's at least monthly for function and safety)
AFCI "Arc fault" receptacles (may not be tested as per the SOP) are recommended for all non-gfci circuits and should be tested monthly for safety

Disconnect box condition: fairly good

[5C.67](#) Disconnect box access and light: fairly good

Concerns: Electrical

[5C.67](#) Labels and an accurate is legend recommended for ALL panel/sub-panel box circuits. This is a safety concern

[5C.19](#) Dedicated circuits are always recommended (and cannot be confirmed) for major appliances such as refrigerator, dishwasher, or anything that produces heat. Repair as needed for safety and proper function

[5C.40](#) **GFI did not respond to test button and cover is broken off on the deck. Recommendation: Replace. This is a safety concern**

Recessed lighting does not appear to be IC rated (chrome finish not present) for material contact in the attic. Repair/replacement is recommended. This is a safety concern

[5C.77](#) Light fixture loose (hanging from wires)/broken outside at the rear. Recommendation: Replace

[5C.07](#) Receptacles loose/not secured here and there. Repair is recommended. This is a safety concern

[5C.60](#) Receptacle (gfci protection) missing and recommend at kitchen island. Repair is recommended. This is a safety concern

[5C.30](#) Dimmer function is not working various areas: Switches likely incompatible with bulbs/bad switch/loose wire? Recommendation: Repair or replace as needed

[5A.40](#) Electrical comparative rating: apparently fair

Professional work? Electrician should re-inspect and correct at a minimum all above defects and concerns and use professional judgement on full assessment of system

***Part 1 (F): HEATING, VENTILATION, AND COOLING (HVAC)**

Factors that limited the thoroughness of this cursory HVAC examination: typical; dehumidifier, mantle/fireplace surrounds/fans, shut offs, smoke/c/o detectors, conditioned air sizing, propane tanks, underground tanks, thermostats, solar/geo-thermal equipment etc. are not assessed or inspected according to the S.O.P. at cursory inspections; view into chimney flues is very restricted as is typical

Good Features of HVAC Systems

- [6A.21](#) Apparently adequate clearances to combustibles
Central A.C. source apparently provided for each needed habitable room
Heat source apparently provided for each habitable room
- [6A.09](#) Heating system: May be vented properly (flue should be fully lined) but not able to be seen without a level 2 inspection and a camera

Concerns: Heating and Air Conditioning

- Possible asbestos in textured paint in the dining room ceiling. Sampling by an asbestos inspector was recommended and declined. This is a health concern**
- Pressure relief valve is discharging on boiler. Immediate evaluation by a heating contractor is needed ASAP. This is a safety concern**
- Make-up/combustion air source (12"x12" unobstructed oxygen source installed high and low at a minimum of unobstructed passage) is needed for boiler room for proper function and C/O safety
- [6C.10](#) Flue/vent concerns: Stainless steel flue caps are needed for all flues/chimneys for safety and proper function
- The internal elements of chimneys fall outside the scope of a visual, non-technically exhaustive home inspection. Since hidden defects may be present, a Level 2 Internal Camera Evaluation (including photos) is advised now and annually. Contact 973-539-0715 to schedule prior to contractual obligation. This is a health, safety & expense concern**
- [6C.06](#) A.C. condensate piping in the attic should be insulated to prevent sweating/freezing/water damage
Ample return ducts are needed on ALL levels that are conditioned by heat/A.C. for ample supply and function. Repair is recommended in the basement
Ducts (especially returns) and blower compartment may be in need of a PROFESSIONAL cleaning to remove dust, dirt, construction debris, dust mites, etc. This is a health and efficiency concern
- [6C.05](#) Air leaks from ductwork can lose up to 30% of heating and cooling efficiency so duct mastic is recommended to seal all connections for comfort and efficiency
- [6C.01](#) Filter dirty. Recommendation: Replace now and according to filters specifications
- [6C.52](#) **Oil tank buried (if so may be leaking)? Call 973-539-0715 for tank search prior to contractual obligation to eliminate your liability (declined)**
- [6A.40](#) Central A.C., comparative rating: fairly good as seen
- [6A.40](#) Heat, comparative rating: apparently fair
Mechanical licensee should re-inspect and correct at a minimum the above defects and concerns for safety, efficiency, and longevity and use professional judgement to assess entire system as needed. Strongly consider an annual contract with a utility or heating company as well
- [6E](#) Carbon monoxide detectors are recommended on each floor level and in the immediate vicinity of all bedrooms

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***Part 1 (G): INTERIOR, INCLUDING DOORS AND WINDOWS**

Factors that limited the thoroughness of this cursory examination of the interior: typical, including a representative # of windows (at least 1 per room) are assessed as per Standards of Practice; limited by possessions, storage, belongings; very cluttered in the garage; in the attic and in the basement (assess fully prior to contractual obligation for your budget, habitability and safety)

Good Features of the Interior

[7C.18](#) Wood/composite floors

Concerns: Interior

- Typical door/window/cabinet adjustments/repairs are recommended (possibly seasonally) here and there for proper/improved function and safety
- Insulate attic accesses to increase efficiency and comfort while potentially decreasing mold, fire, ice damming, elevated radon levels, etc
- [3C.34](#) **Fire resistant ceiling & walls with no openings are recommended in the garage for fire and C/O safety**
- [7P](#) Paint on many surfaces appear to be newer and may be concealing recent repairs, structural cracking, mold, insect damage, rot, moisture damage, etc. Recommendation: Consult sellers regarding newer paint and monitor for functionality
- [7P](#) Paint peeling/older: Contact 973-539-0715 for lead testing and safety prior to contractual obligation. This affects habitability
- [9I](#) Mice, bees and other pest evidence is present in virtually every home. We do not perform pest inspections as per the Standards of Practice or WDI report (except carpenter bees). Contact a Pest Control Operator for a pest assessment prior to your contractual obligation for your safety and habitability
- [2C.01](#) Glazing compound (window "putty") deteriorating. Recommendation: Repair or replace Stuck, binding, missing cranks, etc. wooden casement windows. Recommendation: Repair or replace as needed
- [7C.17](#) Stuck/binding windows. Repair is recommended
- [7A.20](#) Interior comparative rating: apparently fairly good
- Check with town (request & obtain OPRA report) to confirm that ALL opened AND closed permits exist that were needed for your safety and liability (back taxes, fees, etc.) prior to your contractual obligation
- Consult with sellers as to repairs that were performed (obtain ALL contractors' receipts, contact repair contractors, etc.), applicable warranties/guarantees, etc
- Obtain C.L.U.E. Report online (home insurance LOSS history for dwelling) for ANY loss claims in the homes' history prior to contractual obligation

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***Part 1 (H): KITCHEN, BATH, UTILITY, INSULATION, VENTILATION**

Factors that limited the thoroughness of this cursory examination: typical

Good Features: Kitchen, Bath, Utility, Insulation, Ventilation, etc.

- [8A.00](#) Tile
- [9D](#) Ventilation between ceiling and roof includes: gable vent; 1 ridge vent; soffit area vents are needed to decrease rot, mold, ice damming, etc. and increase heating efficiency. The best ventilation consists of soffit and ridge vents. Repair is recommended
- [9D](#) Predominant ceiling/attic vapor retarder: oil-impregnated paper-type
- [9D](#) Predominant basement vapor retarder: foil-type
- [9D](#) Predominant crawl space vapor retarder: unknown, not able to be accessed

Concerns: Kitchen, Bath, Utility, Insulation, Ventilation, etc.

- [4C.36](#) Dishwasher air gap device not seen (no longer required in most communities if the drain hose rises high under the counter). Repair is recommended to prevent water drain from backing up into clean dishes
Disposal should be installed above bottom of trap for proper discharge. Repair is recommended
- [8C.09](#) Dryer exhaust piping should be metal, smooth walled, as straight and as short as possible for safety (add 5' per 90 degree elbow and no longer than 25' total) vent to the exterior and not have duct tape on it. Repair is recommended
Excessive lint very possible in dryer discharge piping. Repair is recommended now and periodically to prevent a possible fire
- [8C.13](#) Oven/range anti tip device not able to be seen (potential scald, burn, crush hazard). Repair is recommended
- [4C.42](#) Washing machine drip tray/plumbed drain recommended underneath unit to prevent water damage (drain presence not able to be fully assessed)
- [8C.04](#) **Ceramic shower tiles not firmly attached in the master bathroom. Recommendation: Repair or replace. This is an expense concern**
- [9E.20](#) Insulation comparative rating: fair-r-19
- [8C.16](#) Dryer vent: Flap missing/damaged on exterior opening. Recommendation: Replace
Kitchen exhaust fan must have metal piping and discharge outside for safety. Unable to determine. Evaluation by a specialist is recommended
- [1C.03](#) Condensation/excess humidity/indoor air quality concerns: Typical dehumidifier; mold-like substance seen/suspected; stains visible in basement
Radon testing is recommended annually (every structure has radon and radon levels will vary hour to hour and season to season). Annual testing is recommended with proper testing protocol. This is a health concern
Mold/air: Mold is ubiquitous/everywhere and may or may not be seen, smelled or accessible therefore mold testing is recommended. Call 973-539-0715 for testing prior to sale. This is a health concern
- [9D.20](#) Ventilation comparative rating: apparently fair

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*Ratings ("Good, Fair, Poor, And Apparently Operational") for this cursory (screening) survey: These ratings compare the general condition to others of similar type and age. Ratings depend mainly on visual clues and are based on apparent functioning as observed on the day of the inspection. It is prudent to budget for problems NOT able to be found by this cursory survey. For maximum risk reduction, all flaws, concerns, and problems listed on this report or verbally communicated should be corrected by specialists who should presume EACH to be a telltale indicator of unreported problems. Specialists should assess scope and extent of each. For maximum risk reduction, specialists also should re-examine incompletely inspected systems (all those noted above as having cursory examination limitations).

=====] **END OF PART 1** [=====

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*Part 2: Secondary (but important) Observations

I. RADON BONUS INFORMATION ONLY! We are not radon mitigation/measurement specialists and radon is not part of the NJ Standards of Practice for home inspectors. Therefore, we do not inspect/assess the presence/compatibility of radon systems, but the following observations were noted (check only one of A, B or C).

A. This home appears to have an **active** radon mitigation system* The fan should not be in a living area; should be installed vertically and there should also be a visible gauge (manometer) indicating that the fan is working. On/Off switches are not recommended. Radon piping should terminate at least 1' above roof line and away from doors and windows for safety. Evaluation by a radon measurement/mitigation specialist is recommended to assure proper/compliant installation and function. Radon levels were tested with fan(s) on.

–Test the home’s indoor air to verify that the radon level is below 4 pCi/L.

B. This home appears to have a **passive** radon mitigation system*

–Test the home’s indoor air now and annually to verify that the radon level is below 4 pCi/L. Radon piping must be visibly labeled “RADON” on piping to prevent problems).

►C. No radon mitigation system of any kind was observed (must be visibly labeled “RADON” on piping).

–Test the home’s indoor air for radon. If the result is 4 pCi/L or more, have a qualified radon mitigator install a mitigation system that meets the states or EPA’s *Radon Mitigation Standards* for existing homes. Retest after the system is installed to verify acceptable level.

*An **active** radon mitigation system typically has at least four basic elements: (1) an electric vent fan (located outside of conditioned space, i.e., in the attic, garage or outside the building envelope); (2) a system failure warning device (may also be in the basement); (3) a vent pipe running between sub-slab gravel up to above the roof or eave; and, (4) sealed and caulked cracks and joints. The estimated life of a quality vent fan (operating continuously) is 10 years. In an existing home, the vent fan, wiring and piping are all part of the same installation. A **passive** system (installed at the time of construction) has: (3) a vent pipe extending from the sub-slab gravel up to above the roof or eave; and, (5) a physical barrier (polyethylene membrane) between the soil and house foundation.

Got a question about these inspection results? Contact your state radon office or local building department or visit <http://www.epa.gov/iaq/contacts.html>.

COMPONENTS AND SYSTEMS LISTED BELOW WERE EXAMINED AND RATED

"APPARENTLY OPERATIONAL" EXCEPT AS NOTED IN PART 1 AND
HEREIN. "APPARENTLY OPERATIONAL" MEANS THESE ITEMS ARE
SHOWING WEAR AND TEAR THAT IS TYPICAL OF OTHER HOUSES OF
SIMILAR AGE AND CONSTRUCTION.

*Part 2 (A): STRUCTURE

1G.00 HOUSE AGE (APPROXIMATE): 1970; AS REPORTED BY REAL ESTATE AGENT OR LISTING INFORMATION;

PREDOMINANT FOUNDATION TYPE: BASEMENT STYLE;UNKNOWN/ NOT INSPECTED/no access

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[1G.15](#) PREDOMINANT FOUNDATION ANCHORS:NOT SEEN (RESTRICTED ACCESS);

[1A.03](#) PREDOMINANT FOUNDATION MATERIALS:MASONRY UNIT, HOLLOW CORE;METAL COLUMNS;

[1G.01](#) PREDOMINANT WALL STRUCTURE TYPE:FRAME, PRESUMABLY WOOD;

[1G.03](#) PREDOMINANT FLOOR STRUCTURE:WOOD (CONVENTIONAL LUMBER WITH WOOD/WOOD-PRODUCT SUBFLOOR);

[1G.04](#) PREDOMINANT CEILING STRUCTURE:WOOD (CONVENTIONAL DIMENSIONAL LUMBER);

[1G.04](#) PREDOMINANT ROOF STRUCTURE:CONVENTIONAL JOIST/RAFTER SYSTEM;PLYWOOD SHEATHING (BETTER THAN OSB/WAFERBOARD SHEATHING);

[1A.02](#) ALTERED/EXPANDED:ADDITION;BASEMENT FINISH;

ALSO:[2H](#) GARAGE, ATTACHED;

LEVELS OR STORIES (FLOORS):3;

[1S](#) SITE;[1S.03](#) FLOODPLAIN?[1S.05](#) HIGH WATER TABLE? UNDERGROUND SPRINGS? CHECK WITH TOWN.[1S.16](#) SIDEWALKS FOUND-THIS IS YOUR LIABILITY; [1S.09](#) UNDERGROUND OIL TANK PRESENT? Call 973-539-0715 for search prior to sale for your liability

[1A.01](#) CRAWL SPACE STRUCTURE ASSESSED:FLOOR STIFFNESS ASSESSED BY JUMP.

A THOROUGH WOOD-INSECT INSPECTION IS ALWAYS RECOMMENDED ESPECIALLY IN ALL CLUTTERED AND INACCESSIBLE AREAS PRIOR TO CONTRACTUAL OBLIGATION.

***Part 2 (B): EXTERIOR**

[2A.00](#), [2A.02](#) PREDOMINANT WALL CLADDING MATERIALS:BRICK VENEER;VINYL;WOOD, SHINGLE;

ALSO:EAVES; SOFFITS; FASCIAS (OBSERVED FROM GROUND LEVEL); FLASHING; TRIM; ENTRY DOORS; A REPRESENTATIVE SAMPLE OF WINDOWS; VEGETATION, GRADING, DRAINAGE;DECK;DRIVEWAY (ENTRYWAY OR ADJACENT TO HOUSE);GARAGE AND GARAGE DOOR MATERIALS; METAL;GUARDRAILS/HANDRAILS;STAIRS/STEPS;

***Part 2 (C): ROOF AND RELATED**

[3A.00](#) WEATHER:CLOUDY, ABOUT (DEGREES F):95.

PREDOMINANT TYPE & MATERIALS:[3A.01](#) GABLE;[3A.02](#) ASPHALT SHINGLES, TWO LAYERS SEEN;

ALSO:[3A.00](#) SKYLIGHT;

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ROOF ASSESSED: EXTERIOR FROM GROUND LEVEL;UNDERSIDE WHILE IN ATTIC;WHILE WALKING ROOF SURFACEATTICASSESSED FROM OPENING;ASSESSED WHILE IN ATTIC;

***Part 2 (D): PLUMBING**

[4A.00](#), [4A.01](#) WATER SERVICE PIPING:COPPER, APPARENTLY;

[4A.02](#) PREDOMINANT INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:COPPER;

[4A.03](#) PREDOMINANT INTERIOR DRAIN, WASTE & VENT PIPING:CAST IRON;

[4A.05](#) MAIN WATER CUT-OFF VALVE (NOT TESTED) LOCATED:IN BASEMENT.

[4A.06](#) PROBABLE WATER SUPPLY:PUBLIC ACCORDING TO LISTING.

[4A.07](#) PROBABLE SEWAGE SYSTEM:PUBLIC ACCORDING TO LISTING.

[4A.08](#) ANY "S" TRAPS?NONE SEEN.[4A.08](#) ANY TRAPS SERVED BY MECHANICAL VENTS? YES.

[4A.12](#) WATER HEATER (INCL. OPERATING & SAFETY CONTROLS):NATURAL GAS (CHIMNEY, VENTILATION /VENTING /CLEARANCE TO COMBUSTIBLES),ABOUT 50-GAL. 2019

ALSO:SUPPORTS; FIXTURES; FAUCETS;[5C.79](#) WATER PIPE INSULATION NOT SEEN AND NEEDED;[4A.00](#) HOSE BIB WORKING;

GAS PIPING:[4C.31](#) GALVANIZED PIPE;

MAIN GAS CUT-OFF (NOT TESTED) LOCATION:OUTSIDE.

***Part 2 (E): ELECTRICAL**

[5A.00](#) SERVICE:150-AMP,

[5A.01](#) 120/240-VOLT;

[5W](#) SERVICE CONDUCTORS/CABLES:UNDERGROUND ALUMINUM;

[5A.02](#) MAIN DISCONNECT LOCATION:IN DISTRIBUTION BOX.BASEMENT SIDE WALL.COMPOSED OFBREAKER;

([5A.00](#) DISTRIBUTION PANEL, INCL. COMPONENTS INSIDE THE BOX:SINGLE-BUS BREAKER BOX FOUND.

WITH SUB-FEEDER PANEL(S) LOCATED AS FOLLOWS: pool

DISTRIBUTION CONDUCTOR MATERIAL:[5W](#) COPPER 120-VOLT CIRCUITS;

[5A.23](#) NUMBER OF 120-VOLT CIRCUITS:10 OR MORE.

[5A.05](#) GROUND WIRE CONNECTED TO:PLUMBING PIPE (WATER);

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ALSO (REPRESENTATIVE SAMPLES OF LIGHTING FIXTURES, RECEPTACLES/SWITCHES WERE TESTED):[5A.08](#) GROUNDING-TYPE (3-HOLE) RECEPTACLES;[5A.11](#) ROMEX (2-CONDUCTOR WITH GROUNDING CONDUCTOR);

***Part 2 (F): HEAT, VENTILATION, & AIR CONDITIONING (HVAC)**

[6A.00](#) HEAT (UNIFORMITY/HEAT OUTPUT ADEQUACY NOT ASSESSED):[6A.09](#) NATURAL GAS-FUELED[6A.01](#) BOILER, CIRCULATED HOT-WATERincl. CIRCULATOR; PIPES; SUPPORTS; 2019[6A.17](#) ZONE CONTROLS;

[6H](#) CENTRAL AIR CONDITIONER (COOLING ADEQUACY AND UNIFORMITY NOT ASSESSED):ELECTRIC FUELED SPLIT SYSTEM (WITH SEPARATE OUTDOOR AND INDOOR UNITS); 2019, 3 1/2 tons

***Part 2 (G): INTERIOR**

[7A.00](#) DOORS--NOT ALL ASSESSED;WINDOWS--NOT ALL ASSESSED;NOR STUCK UPPER SASHES OR WEAK SASH SPRINGS, IF ANY.RAILINGS;STEPS/STAIRS;

[7A.03](#) FLOOR SURFACE MATERIALS INCLUDE:WOOD/COMPOSITE; CARPET (NOT FULLY INSPECTED);CERAMIC TILE;

[7A.03](#) PREDOMINANT WALL/CEILING MATERIALS:PLASTERBOARD, PROBABLY GYPSUM;

[7A.02](#) PRIMARY WINDOWS:DOUBLE-HUNG SASH;CASEMENT;VINYL-CLAD WOOD (CLAD OUTSIDE ONLY, MAY SUFFER INTERNAL CONDENSATION);WOOD;

***Part 2 (H): KITCHEN, BATH, UTILITY, VENTILATION, INSULATION**

[9E.01](#) INSULATION OF UNFINISHED AREAS:FIBERGLASS INSULATION FOUND ON FOUNDATION WALL;FIBERGLASS ABOVE CEILING;

[8A.00](#) COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS WERE INSPECTED;

[8A.01](#) APPLIANCES WERE NOT FULLY INSPECTED (COURTESY ONLY). THEY ARE NOT PART OF THE STANDARDS. TIMERS/ THERMOSTATS/ ACCESSORIES, ETC. WERE UNTESTED AS PER NJ STANDARDS OF PRACTICE.DISHWASHER;DISPOSAL;DRYER; KITCHEN EXHAUST FAN; MICROWAVE (NOT TESTED);RANGE—GAS;REFRIGERATOR;WASHING MACHINE

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PRIOR TO CLOSING: It is your obligation and responsibility to perform an exhaustive walk through (especially of those areas indicated herein that were in need of repair; in concern; not able to be fully assessed or with limited/cluttered conditions!!!) understanding that conditions change and issues that were not visible at the time of inspection may be unsafe or in need of repair. Submit those findings and this report to licensed contractors to determine costs, value, functionality, habitability, desirability and safety prior to your contractual obligation!!!

⌋=====⌋ END OF REPORT ⌋=====⌋

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